

## LOVRAN - prekrasna luksuzna dvojna kuća s bazenom i panoramskim pogledom na more, Lovran, House



### Seller Info

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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch  
even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	LOVRAN - prekrasna luksuzna dvojna kuća s bazenom i panoramskim pogledom na more
Property for:	Sale
House type:	semi-detached
Property area:	267 m <sup>2</sup>
Lot Size:	423 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	6
Bathrooms:	3
Price:	800,000.00 €
Updated:	Oct 28, 2024

### Condition

Built:	2014
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### Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Lovran
City area:	Lovran
ZIP code:	51415

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

### Heating

Central heating:	yes
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### Parking

Garage:	yes
Number of parking spaces:	2

### Description

## Description:

A beautiful, luxurious, stylish semi-detached house is located approx. 2 km from the center of Lovran, and consists of a two-story apartment with a high attic with a total living area of 190m<sup>2</sup> and one studio apartment with a tavern in the basement. So, the house is built on four floors: basement, ground floor, first floor and attic. The internal stairs lead to the ground floor, i.e. the first floor, where there is a beautiful large living room with a view of the entire Kvarner and an indoor fireplace, a covered terrace, and a kitchen and dining room with access to the back of the house to a covered terrace where there is also an outdoor summer kitchen. The first floor also has the main entrance and guest toilet. Internal stairs lead to the second floor, where there are three large bedrooms with a large bathroom that also has access to a small terrace. Each room is decorated in a special style and painted in the style of "Pike Venetian", which makes each room specific and special. The main room, which is 24 m<sup>2</sup> in size, has its own bathroom and toilet, and the exit to the covered terrace offers a beautiful view of Kvarner and Rijeka. Also from the second floor, internal stairs lead to the attic, which is 60 m<sup>2</sup> and in which you can optionally make a studio, a library or a small apartment, and currently there is a large room with a library and storage in the attic. In the attic there are two skylights and one on the side. On each floor there are beautiful large covered balconies with a magnificent view of the sea, Rijeka and the Kvarner Bay. In the basement there is a tavern with an antique-style fireplace, a bathroom and a boiler room. The studio apartment is located on the ground floor of the house, and consists of a living room with a bedroom that form one unit, a kitchen and dining room, and a bathroom with a total area of 76 m<sup>2</sup>. It is decorated in a rustic style, made of old bricks, beams and stone, which creates a pleasant environment for relaxation. The house has its own solid fuel central heating boiler, which heats the whole house and hot water. The heating is central, with radiators on the ground floor, radiators on the first floor and bathrooms on the ground floor, and radiators in the rooms and attic. The house is fully air-conditioned, so it can be heated with air conditioners in the winter, and in the summer there is a pleasant breeze blowing every evening that cools down pleasantly and enables a comfortable sleep throughout the night. In front of the house there are parking spaces for two vehicles, so one garage and one parking space. The fence around the house is made of stone and greenery, and the peak of pleasure in this villa is provided by the swimming pool and the sun deck around it, the jacuzzi and the large outdoor grill located on the upper part of the ground above the villa, where you can enjoy an excellent barbecue with your company and a wonderful view of the whole of Kvarner. The house is located in a quiet location and is surrounded by chestnut trees and greenery. The villa has been in the function of tourism for 5 years, has a decision on categorization and successfully operates in the rental of the same, which can be rented as a whole house or separately apartment by apartment, so it is a good opportunity for an excellent investment in real estate because the house pays for itself and amortizes. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 1881

## Additional contact info

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